

142.0

0005

0001.0

Map

Block

Lot

1 of 1

Residential

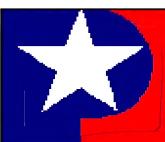
CARD ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,086,400 / 1,086,400

USE VALUE: 1,086,400 / 1,086,400

ASSESSED: 1,086,400 / 1,086,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		BONAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PARKER J BRADFORD	
Owner 2:	
Owner 3:	

Street 1: 9 BONAD RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: PARKER BRADFORD J/JENNIFER -	
Owner 2: -	

Street 1: 9 BONAD RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .249 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Wood Shingle Exterior and 2120 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	2
Street	Above Stree
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
10866	Sq. Ft.
Site	
0	Depth / PriceUnits
80.	Unit Type

Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	10866	Sq. Ft.	Site	0	80.	0.69	9						596,787						596,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10866.000	483,500	6,100	596,800	1,086,400		91885
							GIS Ref
							GIS Ref
							Insp Date
							12/02/17

PREVIOUS ASSESSMENT		Parcel ID		142.0-0005-0001.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	483,500	6100	10,866.	596,800	1,086,400
2021	101	FV	468,900	6100	10,866.	596,800	1,071,800
2020	101	FV	468,700	6100	10,866.	596,800	1,071,600
2019	101	FV	355,500	6200	10,866.	559,500	921,200
2018	101	FV	355,500	4900	10,866.	462,500	822,900
2017	101	FV	355,500	4900	10,866.	425,200	785,600
2016	101	FV	355,500	4900	10,866.	387,900	748,300
2015	101	FV	341,200	4900	10,866.	380,400	726,500

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
PARKER BRADFORD	67503-427	6/27/2016	Estate/Div		1 No No
MANLEY JULIA M	49377-370	5/1/2007			475,000 No No
	7675-174	1/1/1901	Family		No No N

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
10/22/2007	962	Addition	356,000	C		G9	GR FY09	& REMOD HOME & GAR	12/2/2017	MEAS&NOTICE	HS	Hanne S												
									7/16/2009	Fieldrev-Chg	BR	B Rossignol												
									12/3/2008	MLS	MM	Mary M												
									11/13/2008	Meas/Inspect	163	PATRIOT												
									9/11/2008	Fieldrev-Chg	BR	B Rossignol												
									7/24/2007	MLS	HC	Helen Chinal												
									11/17/1999	Meas/Inspect	270	PATRIOT												
									1/1/1982		CS													

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION						BATH FEATURES			COMMENTS						SKETCH													
Type:	6 - Colonial		Full Bath:	1	Rating:	Average																						
Sty Ht:	2A - 2 Sty +Attic		A Bath:			Rating:																						
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:		Very Good																				
Foundation:	1 - Concrete		A 3QBth:			Rating:																						
Frame:	1 - Wood		1/2 Bath:	1	Rating:		Very Good																					
Prime Wall:	1 - Wood Shingle		A HBth:			Rating:																						
Sec Wall:			OthrFix:	1	Rating:		Average																					
Roof Struct:	3 - Gambrel		OTHER FEATURES																									
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:		Very Good																					
Color:	BEIGE		A Kits:			Rating:																						
View / Desir:			Frl:			Rating:																						
GENERAL INFORMATION						WSFlue:			Rating:																			
Grade:	C - Average		CONDOS INFORMATION																									
Year Blt:	1919	Eff Yr Blt:							Location:																			
Alt LUC:			Alt %:							Total Units:																		
Jurisdct:			Fact:	.							Floor:																	
Const Mod:							% Own:									Name:												
Lump Sum Adj:							DEPRECIATION																					
INTERIOR INFORMATION						Phys Cond:	VG - Very Good	4.6 %																				
Avg Ht/FL:	STD		Functional:			%																						
Prim Int Wal	6	Average	Economic:			%																						
Sec Int Wall:			Special:			%																						
Partition:	T	- Typical	Override:			%																						
Prim Floors:	3 - Hardwood		Total:	4.6 %																								
Sec Floors:			CALC SUMMARY																									
Bsmnt Flr:	12 - Concrete		Basic \$ / SQ:	130.00		COMPARABLE SALES																						
Subfloor:			Size Adj.:	1.14528298		Rate	Parcel ID	Typ	Date	Sale Price																		
Bsmnt Gar:			Const Adj.:	1.01989794																								
Electric:	3	- Typical	Adj \$ / SQ:	151.849																								
Insulation:	2 - Typical		Other Features:	97744																								
Int vs Ext:	S		Grade Factor:	1.00																								
Heat Fuel:	1	- Oil	NBHD Inf:	1.00000000																								
Heat Type:	3 - Forced H/W		NBHD Mod:																									
# Heat Sys:	1		LUC Factor:	1.00		WtAv\$/SQ:	AvRate:	Ind.Val																				
% Heated:	100	% AC:	100			Juris. Factor:		Before Depr:	151.85																			
Solar HW:	NO	Central Vac:	NO			Special Features:	0	Val/Su Net:	120.54																			
% Com Wal			% Sprinkled			Final Total:	483500	Val/Su SzAd	228.07																			
MOBILE HOME						Make:			Model:			Serial #			Year:			Color:										
SPEC FEATURES/YARD ITEMS						PARCEL ID 142.0-0005-0001.0																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value											
3	Garage	D	Y	1	20X19	A	AV	1940	21.58	T	40	101			4,900		4,900											
19	Patio	D	Y	1	12X35	A	AV	2010	3.14	T	7.2	101			1,200		1,200											
More: N	Total Yard Items:			6,100	Total Special Features:					Total:		6,100																
RESIDENTIAL GRID																												
1st Res Grid Desc: Line 1 # Units 1																												
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																
Other																												
Upper																												
Lvl 2																												
Lvl 1																												
Lower																												
Totals	RMs:	8	BRs:	4	Baths:	1	HB:	1																				
REMODELING																												
RES BREAKDOWN																												
Exterior:	No Unit	RMS	BRS	FL																								
Interior:	1	8	4																									
Additions:																												
Kitchen:																												
Baths:																												
Plumbing:																												
Electric:																												
Heating:																												
General:																												
Totals	1	8	4																									
SUB AREA																		SUB AREA DETAIL										
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																		
BMT	Basement	1,445	45.550	65,827																								
FFL	First Floor	1,445	151.850	219,422																								
SFL	Second Floor	675	151.850	102,498																								
EFP	Enclos Porch	175	43.630	7,636																								
UAT	Upper Attic	169	60.740	10,250																								
OPP	Open Porch	102	33.330	3,399																								
Net Sketched Area: 4,011						Total:		409,032																				
Size Ad	2120	Gross Area	4517	FinArea	2120																							
IMAGE																		AssessPro Patriot Properties, Inc										
																												